

This version of the code is dated April 6, 2022 and reflects the Planning Commission recommendation with some additional edits. Changes recommended by the Planning Commission have been incorporated into this version. Additional edits made since the Planning Commission's recommendation are shown in track changes. Areas of the code that are highlighted in grey indicated sections that are clearly not applicable outside the city limits, inside the Urban Growth Boundary (UGB).

Section 5.22-100 Zoning Map Amendments

Subsections:

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5.22-105 Purpose

The purpose of this Section is to provide standards and procedures for legislative and quasi-judicial amendments to the Official Zoning Maps.

5.22-110 Review

Official Zoning Map amendments may be initiated by the Director, the Planning Commission, the Hearings Official, the City Council or a citizen. Zoning Map amendments shall be reviewed as follows:

- A.** Legislative Zoning Map amendments involve broad public policy decisions that apply to other than an individual property owner, generally affecting a large area and/or require a concurrent Metro Plan diagram amendment as specified in SDC 5.14-100. Legislative Zoning Map amendments are reviewed using Type 4 procedure.
 - 1.** Metro Plan diagram amendment determination. An amendment to the Metro Plan diagram shall be required if the proposed Zoning Map amendment is not consistent with the Metro Plan diagram. Both amendments may be processed concurrently.
 - 2.** Transportation Planning Rule Compliance. Where applicable, legislative Zoning Map amendments shall be reviewed to determine whether the application significantly affects a transportation facility, as specified in Oregon Administrative Rule (OAR) 660-012-0060. In this case a Traffic Impact Study shall be submitted as specified in SDC 4.2-105A.4.
- B.** Quasi-judicial Zoning Map amendments involve the application of existing policy to a specific factual setting, generally affecting a single or limited group of properties and may or may not include a Metro Plan diagram amendment. Quasi-judicial Zoning Map amendments are reviewed using Type 3 procedure, unless a Metro Plan diagram amendment is required. In this case, the Quasi-judicial Zoning Map amendment will be raised to a Type 4 review.

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5.22-115 Criteria

- A.** Quasi-judicial Zoning Map Amendments. The Planning Commission or Hearings Officer may approve, approve with conditions or deny a quasi-judicial Zoning Map amendment based upon approval criteria C.1. through 3., below. The Planning Commission or Hearings Officer shall make the final local decision on all quasi-judicial Zoning map amendments that do not include a Metro Plan diagram amendment.
- B.** Legislative Zoning Map Amendments and Quasi-judicial Zoning Map Amendments Raised to a Type 4 Review. The Planning Commission or Hearings Officer may make a recommendation to the City Council to approve, approve with conditions or deny Zoning Map amendments and Metro Plan diagram amendments based upon approval criteria in Subsection C. 1. through 4., below. The City Council shall make the final local decision on all Zoning Map amendments involving a Metro Plan diagram amendment.
- C.** Zoning Map amendment criteria of approval:
 - 1.** Consistency with applicable Metro Plan policies and the Metro Plan diagram;
 - 2.** Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and
 - 3.** The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.
 - 4.** Legislative Zoning Map amendments that involve a Metro Plan Diagram amendment shall:
 - a.** Meet the approval criteria specified in SDC 5.14-100; and
 - b.** Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.

5.22-120 Conditions

The Approval Authority may attach conditions as may be reasonably necessary in order to allow the Zoning Map amendment to be granted.

5.22-125 Mobile Home Park Notice

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If a Zoning Map amendment involves property containing an existing mobile home park, the Director shall provide written notice to each unit in the mobile home park as specified in SDC 5.2-115 and as specified in ORS 90.630(5).